

## **APPENDIX 3.0**

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### **Table A-3.0, Residential Development Standards**

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Residential Development Standards**

<b>Multi-Family Apartment</b>		<b>Townhouses</b>		<b>Single-Family</b>	
<b>Category</b>	<b>Standard</b>	<b>Category</b>	<b>Standard</b>	<b>Category</b>	<b>Standard</b>
Permitted Uses	Multi-Family attached dwellings Leasing and recreation functions Private garages and ancillary structures Home occupations Accessory structures where specifically allowed by PD-MC zoning and approved through the Development Area Plan process.	Permitted Uses	Multi-Family attached dwelling Private garages and ancillary structures Home Occupations Accessory structures where specifically allowed by PD-MC zoning and approved through the Development Area Plan process.	Permitted Uses	Single-family detached dwellings Private garages and ancillary structures Home occupations Accessory structures where specifically allowed by PD-MC zoning and approved through the Development Area Plan process.
Minimum Lot Size	4 Acres	Minimum Lot Size	3 acres	Minimum Lot Size	2,000 Square feet
Minimum Lot Width	500'-0"	Minimum Lot Width	500'-0"	Minimum Lot Width	30'-0"
Minimum Lot Depth	200'-0"	Minimum Lot Depth	150'-0"	Minimum Lot Depth	50'-0"
Building Height	Four (4) stories not to exceed 58'-0" Building height shall be measured by the vertical distance from average finished grade to the uppermost portion of the building or roof.	Building Height	Three (3) stories not to exceed 45'-0" Building height shall be measured by the vertical distance from average finished grade to the uppermost portion of the building or roof.	Building Height	Two (2) stories not to exceed 32'-0" Building height shall be measured by the vertical distance from average finished grade to the uppermost portion of the building or roof.

Multi-Family Apartment		Townhouses		Single-Family	
Category	Standard	Category	Standard	Category	Standard
Exceptions	Chimneys, spires, cupolas, antennas, flagpoles, light poles, architectural projections, stair and elevator towers, or other mechanical equipment usually required to be placed above the roof level and not intended for occupancy. Parking Garages	Exceptions	Chimneys, spires, cupoles, antennas, flagpoles, architectural projections, or other mechanical equipment usually required to be placed above the roof level and not intended for occupancy.	Exceptions	Chimneys, spires, cupoles, antennas, flagpoles, architectural projections, or other mechanical equipment usually required to be placed above the roof level and not intended for occupancy.

Multi-Family Apartment		Townhouses		Single-Family	
Category	Standard	Category	Standard	Category	Standard
Setbacks	<p>Setbacks on Public Streets shall be measured from the (See MFD-1) property line to the foundation or framing of the structure.</p> <ul style="list-style-type: none"> <li>Kiely Blvd. Public Street: 25'-0" min (10'-0" min. at bus turn-out)</li> <li>Kaiser Drive Public Street: 10'-0"</li> </ul> <p>Setbacks on Private Streets shall be measured from the back of curb to the foundation or framing of the structure.</p> <ul style="list-style-type: none"> <li>Private Street: 5'-0" min. 10'-0" average</li> <li>All Other Property Lines: 5'-0" min. 10'-0" average</li> </ul> <p>Setbacks to longitudinal building facades are required to vary to reduce the mass of the structures adjacent to the streets.</p>	Setbacks	<p>Setbacks on Public Streets shall be measured from the property line to the foundation or framing of the structure.</p> <p>Kaiser Drive: 5'-0" min.</p> <p>Setbacks on Private Streets shall be measured from the back of the curb to the foundation or framing of the structure.</p> <ul style="list-style-type: none"> <li>Private Streets: 5'-0" min.</li> <li>All other property lines: 5'-0"</li> </ul>	Setbacks	<p>Setbacks shall be measured from the right-of-way or property line to the foundation or framing of the structure.</p> <p>Front or Street</p> <ul style="list-style-type: none"> <li>To Living Area (at paseo): 6'-0"</li> <li>To Living Area (at street): 8'-0"</li> <li>To Porch: 4'-0"</li> <li>To Garage Door at Alley: 3'-0" min.</li> <li>To Garage Door at Street: 18'-0" minimum</li> </ul> <p>Side</p> <ul style="list-style-type: none"> <li>Minimum: 0'-0"</li> <li>Aggregate between <ul style="list-style-type: none"> <li>Living to Living: 6'-0" minimum</li> <li>Living Garage: 6'-0" minimum</li> </ul> </li> <li>To Garage Door at Alley: 3'-0" Minimum</li> <li>To Garage Door at Street: 18'-0" minimum parking apron</li> </ul> <p>Rear</p> <ul style="list-style-type: none"> <li>Minimum: 3'-0"</li> </ul>

Multi-Family Apartment		Townhouses		Single-Family	
Category	Standard	Category	Standard	Category	Standard
Setbacks (cont.)					<ul style="list-style-type: none"> <li>Aggregate between Living to Living: 10'-0" minimum</li> <li>Living to Garage: 6'-0" minimum</li> <li>To Garage Door at Alley: 3'-0"</li> </ul>
Exceptions	<p>The following encroachments may project up to:</p> <p>Two (2) feet into yard setbacks:</p> <p>Architectural projections 8 feet or more above grade, such as roof overhangs, and balconies, and awnings</p> <p>On grade Air conditioning equipment less than 4 feet high may encroach into side or rear yards.</p>	Exceptions	<p>The following encroachments may project up to two (2) feet into yard setbacks:</p> <p>architectural projections, fireplaces, entertainment niches, balconies, bay windows, window seats, and stairs. Side and rear decks may encroach up to and over property lines in zero lot or borrowed easement conditions. Air conditioning equipment may encroach into side or rear yards.</p>	Exceptions	<p>The following encroachments may project up to two (2) feet into yard setbacks:</p> <p>architectural projections, fireplaces, entertainment niches, balconies, bay windows, window seats, and stairs. Side and rear decks may encroach up to and over property lines in zero lot or borrowed easement conditions. Air conditioning equipment may encroach into side or rear yards.</p>

Multi-Family Apartment		Townhouses		Single-Family	
Category	Standard	Category	Standard	Category	Standard
Open Space	100 square feet of open space shall be provided for each dwelling unit. Useable open space shall include, but not be limited to, required front, side, or rear setback areas, exclusive of driveways, plus common courtyards and indoor recreational facilities. Private patios, decks and balconies with a minimum dimension of 6 feet may count towards the requirement.	Open Space	100 square feet of open space shall be provided for each dwelling unit. Useable open space shall include, but not be limited to, required front, side, or rear setback area, exclusive of driveways, plus common courtyards and indoor recreational facilities. Private patios, decks, and balconies with a minimum dimension of 6 feet may count towards the requirement.	Open Space	Each single-family detached unit shall have not less than 150 square feet of the lot area developed into permanently maintained useable open space. Useable open space shall include, but not be limited to, required front, side, or rear setback areas, exclusive of driveways, plus useable common green space and/or private open space areas such as decks, balconies, patios, etc.
Lot Coverage	Maximum 75%	Lot Coverage	Maximum 75%	Lot Coverage	Maximum 75%
Parking	Two (2) spaces per unit, of which 10% must be designated for guests. Perpendicular space: 8'-6" x 18'-0" Parallel street spaces: 8'-0" x 22'-0"	Parking	Resident Parking: <ul style="list-style-type: none"> <li>Two (2) spaces per unit</li> </ul> Maximum 50% tandem parking allowed	Parking	Resident Parking: <ul style="list-style-type: none"> <li>Two (2) spaces per unit</li> </ul> Maximum 50% tandem parking allowed

Multi-Family Apartment		Townhouses		Single-Family	
Category	Standard	Category	Standard	Category	Standard
Security	<p>All main entrance doors to dwelling units shall be solid-core type doors equipped with 180-degree viewers. Each main entrance door shall be equipped with a deadbolt lock with a cylinder guard, a minimum of one-inch bold protection and a maximum security strike plate.</p> <p>All sliding-glass doors and ground floor windows shall be equipped with auxiliary locks, as approved by the Chief of Police.</p>	Security	<p>All main entrance doors to dwelling units shall be solid-core type doors equipped with 180-degree viewers. Each main entrance door shall be equipped with a deadbolt lock with a cylinder guard, a minimum of one-inch bold protection and a maximum security strike plate.</p> <p>All sliding-glass doors and ground floor windows shall be equipped with auxiliary locks, as approved by the Chief of Police.</p>	Security	<p>All main entrance doors to dwelling units shall be solid-core type doors equipped with 180-degree viewers. Each main entrance door shall be equipped with a deadbolt lock with a cylinder guard, a minimum of one-inch bold protection and a maximum security strike plate.</p> <p>All sliding-glass doors and ground floor windows shall be equipped with auxiliary locks, as approved by the Chief of Police.</p>
Waste Disposal	The MFD Residential Development Area Plan shall provide waste disposal service, as defined and outlined in the City of Santa Clara Development Guidelines for Solid Waste Services.	Waste Disposal	The SFD Residential Development Area Plan shall provide waste disposal service, as defined and outlined in the City of Santa Clara Development Guidelines for Solid Waste Services.	Waste Disposal	The SFD Residential Development Area Plan shall provide waste disposal service, as defined and outlined in the City of Santa Clara Development Guidelines for Solid Waste Services.

Multi-Family Apartment		Townhouses		Single-Family	
Category	Standard	Category	Standard	Category	Standard
Ancillary Structure	These Development Standards apply to all structures constructed on the sites, including gazebos, storage sheds, detached garages, pool houses, garbage enclosures, etc. Plans will be required for ancillary structures, including site plan, floor plan, elevations, and color and material selections. Plans are subject to applicable permitting requirements of the City of Santa Clara and any other governing organization. The design of all ancillary structures must be compatible with the architecture of the buildings, including materials and colors, and be sensitive to the privacy and outdoor enjoyment of neighbors.	Ancillary Structure	These Development Standards apply to all structures constructed on home sites, including gazebos, storage sheds, detached garages, pool houses, garbage enclosures, etc. Plans will be required for ancillary structures, including site plan, floor plan, elevations, and color and material selections. Plans are subject to applicable permitting requirements of the City of Santa Clara and any other governing organization. The design of all ancillary structures must be compatible with the architecture of the buildings, including materials and colors, and be sensitive to the privacy and outdoor enjoyment of neighbors.	Ancillary Structure	These Development Standards apply to all structures constructed on home sites, including gazebos, storage sheds, detached garages, pool houses, garbage enclosures, etc. Plans will be required for ancillary structures, including site plan, floor plan, elevations, and color and material selections. Plans are subject to applicable permitting requirements of the City of Santa Clara and any other governing organization. The design of all ancillary structures must be compatible with the architecture of the buildings, including materials and colors, and be sensitive to the privacy and outdoor enjoyment of neighbors.